

ADAMS COUNTY BOARD OF ADJUSTMENT
MONTHLY MINUTES: May 21, 2008

At 9:15 A.M. Cindy Phillippi, County Clerk called the Adams County Board of Adjustment Committee meeting to order with the following members present: Catherine Croke; Wayne Kaye; Dale Helm; Robert Donner; Ivan Morrow; and Ron Jacobson. Others present were: Phil McLaughlin, Zoning Administrator and Cathy Allen, Recording Secretary. Was this meeting properly announced? Phil McLaughlin stated that it was. Ms. Phillippi then requested a nomination for Chair. Cathy Croke nominated Ivan Morrow, which was seconded by Wayne Kaye. Ivan Morrow nominated Wayne Kaye which was seconded by Dale Helm. Robert Donner made a motion that the nominations be closed. Dale Helm seconded the motion. Cindy Phillippi asked for a hand vote in favor of Ivan Morrow as Chair. All in favor. Motion carried.

Cindy Phillippi left the meeting at 9:18 A.M.

Chairman Morrow asked for nomination for Vice-Chair. Wayne Kaye nominated Dale Helm which was seconded by Robert Donner. Cathy Croke nominated Wayne Kaye which was seconded by Dale Helm. Motion to close nominations was made by Dale Helm and seconded by Cathy Croke. Chairman Morrow asked for a hand vote in favor of Wayne Kaye as Vice-Chair. All in favor. Motion carried. Wayne Kaye nominated Cathy Croke for Secretary. Robert Donner seconded the motion. Dale Helm made a motion that the nominations for secretary be closed. Robert Donner seconded the motion. Chairman Morrow asked for a hand vote in favor of Cathy Croke as Secretary. All in favor. Motion carried.

Wayne Kaye made a motion to recess until the scheduled Public Hearings at 9:30 A.M. Dale Helm Seconded the motion. All in favor. Motion carried.

Recess: 9:20 A.M.

At 9:30 A.M., Ivan Morrow-Chairman called the Adams County Board of Adjustment meeting to order.

Public Hearings were conducted for the following: Richard E. & Deborah D. Hehn – Variance Request under Section 5-8.06 of the Adams County Zoning Ordinance to allow a garage height of 23’ instead of the maximum 20’ on property located in the NW ¼, NE ¼, Section 32, Township 16 North, Range 6 East, Lot 4 of CSM #1818 at 2908 11th Drive, Town of Easton, Adams County, Wisconsin. Cathy Croke made a motion to approve the Variance Permit request on the above described property stating that the request is not unreasonable because if the garage was attached to the house, the height could be 35’; the lay of the property is such that the additional height will not be noticeable, and the variance is not contrary to the public interest. Dale Helm seconded the motion. Roll Call Vote: 5-Yes. Motion carried.

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Jill K. & Gregory J. Gruchot – Variance Request to Section 3-1.04 of the Adams County Floodplain Ordinance which prohibits habitable buildings in a Floodplain and Section 3.21 of the Adams County Shoreland Protection Ordinance to allow a porch and deck addition at 54' setback from the Ordinary High Water Mark instead of the required 75' on property located in the SE ¼, SE ¼, Section 6, Township 18 North, Range 6 East, at 1300 Chicago Lane, Town of Preston, Adams County, Wisconsin. After much discussion regarding approving a Variance to allow the deck and porch addition in a Floodplain, Wayne Kaye made a motion to Table the request until such time that the Board gets a response from the Department of Natural Resources. Robert Donner seconded the motion. All in favor. Motion carried. Phil McLaughlin suggested that the petitioner request a setback averaging inspection from the Planning & Zoning Department.

Wayne Kaye made a motion to take a short recess. Cathy Croke seconded the motion. All in favor. Motion carried.

RECESSED: 10:50

RECONVENED: 10:59

Michael & Barbara Oryhan – Variance Request under Section 3-4.01 (75' OHWM setback) and Section 3-4.04 (30' easement setbacks) of the Adams County Zoning Ordinance, Section 3.21 (75' OHWM setback) of the Adams County Shoreland Protection Ordinance and Section 7.2 (10,000 sq. ft. minimum for substandard lots) of the Adams County Private Sewage System Ordinance to allow a dwelling to be constructed on substandard lots (8,700 sq. ft.) at 10.1' from Grouse Court and 40' from the Ordinary High Water Mark of Lake Mason on property located in the NW ¼, NW ¼, & SW ¼, NW ¼, Section 36, Township 14 North, Range 7 East, Lots 5 & 6 of Cottage Grove Park on Grouse Court, Town of New Haven, Adams County, Wisconsin. Bob Donner made a motion to grant the variance to the Adams County Private Sewage System Ordinance of less than the 10,000 sq. ft. minimum as long as the footprint of the dwelling with attached garage is not more than 20% of the total lot area, contingent on a sanitary permit being obtained. If site conditions allow, a treatment system is required. Wayne Kaye seconded the motion. Roll call vote: 5 – Yes. Motion carried. Bob Donner made a motion to grant the variance to the road setback requirements (30') of Adams County Zoning Ordinance at 15' from Grouse Court, contingent on a sanitary permit being obtained. If site conditions allow, a treatment system is required. Cathy Croke seconded the motion. Roll Call Vote: 5 – Yes. Motion carried. Bob Donner made a motion to approve the variance to the Adams County Shoreland Protection Ordinance at a minimum of 55' from the Ordinary High Water Mark of Lake Mason subject to shoreline erosion control measures being in place by December 15, 2008 and contingent on a sanitary permit being obtained. If site conditions allow, a treatment

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system is required. Dale Helm seconded the motion. Roll Call Vote: 5 – Yes. Motion carried.

Wayne Kaye made a motion to adjourn the Public Hearing portion of the meeting. Bob Donner seconded the motion. All in favor. Motion carried.

Minutes: Cathy Allen presented the Board with the minutes from the February 20, 2008 meeting for their review. Ron Jacobson made a motion to accept the minutes as presented. Wayne Kaye seconded the motion. All in favor. Motion carried

The Board set the next monthly meeting dates for the Adams County Board of Adjustment as follows: Wednesday June 25, 2008 at 9:30 A.M. in Room A260, at the Courthouse in Friendship, Wisconsin. Alternate meeting date: Wednesday, July 16, 2008.

Correspondence: None.

Chairman Ivan Morrow requested a moment of silence for former Board of Adjustment member Wilber Fritz who had passed away over the weekend.

Wayne Kaye made a motion to adjourn until Wednesday, June 25, 2008 for the next monthly meeting of the Adams County Board of Adjustment. Bob Donner seconded the motion. All in favor. Motion carried.

ADJOURNED: 12:02 P.M.

Ivan Morrow, Chairman

Ron Jacobson

Wayne Kaye, Vice- Chairman

W. Dale Helm

Catherine Croke, Secretary

Bob Donner

Cathy Allen, Recording Secretary

